

AGENDA
PLANNING AND ZONING COMMISSION MEETING
222 St. Louis Street, Room 348
Monday, June 21, 2021
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **May 17, 2021**
[May 17, 2021](#)

RULES FOR CONDUCTING PUBLIC HEARINGS

Any interested member of the public who wishes to comment on any item on the agenda may comment in person at the River Center Branch Library, 250 North Boulevard, Baton Rouge, LA 70802, 4th-floor meeting room during the meeting. All persons entering the library must wear a mask.

All comments will be streamed live to the Metropolitan Council Chambers and broadcast on www.brla.gov, on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live). The Planning Commission meeting will also be streamed live to the River Center Branch Library meeting room. Comments submitted prior to 4:00pm of the meeting date, will be compiled by position (for/against) and the total number will be announced before the item's public hearing. Any interested person who does not wish to comment in person may use the form found here: <https://www.brla.gov/pc>

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

Ryan L. Holcomb, AICP, Planning Director

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

CONSENT - ITEMS FOR DEFERRAL

3, 4, 6, 7, 8, 9, 16, 17, 20, 24, 28

CONSENT - ITEMS FOR APPROVAL

10, 11, 12, 13, 18, 19, 21, 22, 25, 30, 31

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **PA-6-21 18500-18600 Old Scenic Highway**

To amend the Comprehensive Land Use Plan from Agricultural/Rural to Residential Neighborhood on property located east of Old Scenic Highway, south of Cedar Trail Avenue on Lot Y. Section 58, T5S R1W, GLD, EBRP, LA (Council District 1 - Noel)

PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses

[Application](#) [Staff Report](#)

3. **CONSENT FOR DEFERRAL PA-7-21 15694 and 15696 Old Scenic Highway**

To amend the Comprehensive Land Use Plan from Industrial to Residential Neighborhood on property located on the east side of Old Scenic Highway, north of Groom Road, on a 350 acre parcel of the Goidie House Kizer Property. Sections 58 and 71, T5S, R1W, GLD, EBRP, LA (Council District 2 - Banks)

PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses

Related to S-4-21

Deferred to July 19 by Councilmember Banks

[Application](#) [Staff Report](#)

4. **CONSENT FOR DEFERRAL S-4-21 Trivento Subdivision**

Proposed major subdivision with public streets on property located on the east side of Old Scenic Highway, north of Groom Road, on a 350 acre parcel of the Goidie House Kizer Property (Council District 2 - Banks)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration, if the companion Comprehensive Plan Amendment is approved

Related to PA-7-21 but does not require council approval

Deferred to July 19 by Councilmember Banks

[Application](#) [Staff Report](#) [Plans](#)

5. **PA-9-21 10146 South Vignes Road**

To amend the Comprehensive Land Use Plan from Agricultural/Rural to Residential Neighborhood on property located on the west side of South Vignes Road, north of Hoo Shoo Too Road, on Tract 6-B-1-A-1 of the Joseph Heard Tract. Section 40, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses

[Application](#) [Staff Report](#)

6. **CONSENT FOR DEFERRAL PA-10-21 3205 and 3215 Jones Creek Road**

To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the east side of Jones Creek Road, south of South Harrell's Ferry Road, on Lots B-2 and B-3 of the Malcolm L. Dixon Tract. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses

Related to Case 33-21 and S-8-21

Deferred to July 19 by Councilmember Amoroso

[Application](#) [Staff Report](#)

7. **CONSENT FOR DEFERRAL Case 33-21 3205 and 3215 Jones Creek Road**

To rezone from Rural to Town House (A2.5) on property located on the east side of Jones Creek Road, south of South Harrell's Ferry Road, on Lots B-2 and B-3 of the Malcolm L. Dixon Tract. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

Related to PA-10-21 and S-8-21

Deferred to July 19 by Councilmember Amoroso

[Application](#) [Staff Report](#)

8. **CONSENT FOR DEFERRAL S-8-21 The Park at Jones Creek**

Proposed townhouse subdivision with private streets on property located on the east side of Jones Creek Road, south of South Harrell's Ferry Road, on Lots B-2 and B-3 of the Malcolm L. Dixon Tract. (Council District 8 - Amoroso)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration, if the companion Comprehensive Plan Amendment and rezoning are approved

Related to PA-10-21 and Case 33-21

Deferred to July 19 by Councilmember Amoroso

[Application](#) [Staff Report](#) [Plans](#)

9. **CONSENT FOR DEFERRAL Case 26-21 1003 Bob Pettit Boulevard**

To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage Two (bar and lounge)(C-AB-2) on property located on the south side of Bob Pettit Boulevard, west of Nicholson Drive, on Lot B-1-B-3 of Tigerland Acres. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12 - Racca)

Deferred to July 19 by the Planning Director

[Application](#)

10. **CONSENT FOR APPROVAL Case 27-21 930 O'Neal Lane, Suite 3**

To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage Two (bar and lounge)(C-AB-2) on property located on the west side of O'Neal Lane, north of Woodwick Avenue, on Lot D-2-A of the William Joseph Sharp Sr. Tract. Section 74, T7S, R2E GLD, EBRP, LA (Council District 8 - Amoroso)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

11. **CONSENT FOR APPROVAL Case 28-21 257 Lee Drive, Suite O**

To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the west side of Lee Drive, north of Highland Road, on Lot X-1 of the Millard Dixon Tract. Section 45, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

12. **CONSENT FOR APPROVAL Case 29-21 2024 Thomas Road**

To rezone from General Residential (A4) to Light Commercial One (LC1) and Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the south side of Thomas Road, east of Scotland-Zachary Highway, on an undesignated lot of former Lot 14 of Maryland Farms Subdivision. Section 54, T6S, R1W, GLD, EBRP, LA (Council District 2 - Banks)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

13. **CONSENT FOR APPROVAL Case 30-21 250 South Foster Drive**
 To rezone from Heavy Commercial One (HC1) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the west side of South Foster Drive, north of Government Street, on Lot A-2 of the Second Presbyterian Church Property, formerly known as the Russel Nicolosi Property. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
[Application](#) [Staff Report](#)
14. **Case 31-21 17761 Tiger Bend Road**
 To rezone from Rural to Zero Lot Line Residential (A2.6) on property located on the north side of Tiger Bend Road, west of East Achord Road, on a portion of Tract B-1-A of the Cecil Denham Property. Section 62, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
Related to S-5-21
[Application](#) [Staff Report](#)
15. **S-5-21 Garden Hill Subdivision**
 Proposed major subdivision with public streets located on the north side of Tiger Bend Road, west of East Achord Road, on a portion of Tract B-1-A of the Cecil Denham Property. (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration, if the rezoning is approved
Related to Case 31-21
[Application](#) [Staff Report](#) [Plans](#)
16. **CONSENT FOR DEFERRAL Case 32-21 14344 South Harrell's Ferry Road**
 To rezone from Rural to Zero Lot Line Residential (A2.6) on property located on the south side of South Harrell's Ferry Road, west of President Davis Drive, on Tract S-2-B of the K. G. Schrey Tract. Section 20, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
Related to S-7-21

Deferred to July 19 by Councilmember Amoroso
[Application](#) [Staff Report](#)
17. **CONSENT FOR DEFERRAL S-7-21 The Gardens at Forest Park**
 Proposed major subdivision with private streets located on the south side of South Harrell's Ferry Road, west of President Davis Drive, on Tract S-2-B of the K. G. Schrey Tract (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration, if the rezoning is approved
Related to Case 32-21

Deferred to July 19 by Councilmember Amoroso
[Application](#) [Staff Report](#) [Plans](#)

18. **CONSENT FOR APPROVAL Case 34-21 1100-1200 Myrtle Street**
 To rezone from Light Industrial (M1) to Limited Residential (A3.1) on property located on the north side of Myrtle Street, west of South 12th Street, on the West ½ of Lot 12 of Suburb Swart. Section 49, T7S, R1W, GLD, EBRP, LA (Council District 10 - Coleman)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
[Application](#) [Staff Report](#)

19. **CONSENT FOR APPROVAL Case 35-21 1419 Julia Street**
 To rezone from Light Industrial (M1) to High Density Multi-Family Residential (A3.3) on property located on the north side of Julia Street, west of South 15th Street, on Lot 10 and a portion of Lots 11 and 12 of Suburb Swart. Section 50, T7S, R1W, GLD, EBRP, LA (Council District 10 - Coleman)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
[Application](#) [Staff Report](#)

20. **CONSENT FOR DEFERRAL Case 36-21 11324 Granberry Street**
 To rezone from Single Family Residential (A1) and Heavy Commercial (C2) to Rural on property located on the east side of Granberry Street, north of Blount Road, on Lot E of the West Harding Heights Subdivision. Section 75, T6S, R1E, GLD, EBRP, LA (Council District 2 - Banks)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
Deferred to July 19 by Councilmember Banks
[Application](#) [Staff Report](#)

21. **CONSENT FOR APPROVAL Case 37-21 1885 Wooddale Boulevard**
 To rezone from Heavy Commercial One (HC1) to General Residential (A4) on property located on the west side of Wooddale Boulevard, north of Exchange Place, on Lot W-1-A-1-A-1 of the Wooddale Center Subdivision. Section 72, T7S, R1E, GLD, EBRP, LA (Council District 6 - Dunn Jr.)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
[Application](#) [Staff Report](#)

22. **CONSENT FOR APPROVAL ISPUD-11-19 La Rosa Revision 1**
 Proposed mixed use development including commercial and medium density residential uses on property located on the north side of Highland Road, west of Kenilworth Parkway, south of Menlo Drive, on Lots 1-A and 2-A of the Rosario Martina Tract. Section 63, T8S, R1E, GLD, EBRP, LA (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for an Infill Small Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#) [Plans](#)

23. **SPUD-1-21 @ Highland**

To rezone from General Office High Rise (GOH) and Light Commercial Two (LC2) to Small Planned Unit Development (SPUD) for proposed high density multifamily residential, office, retail, and restaurant with drive thru development on property located on the west side of Bluebonnet Boulevard, north of Highland Road, on Lots 1, 2, 3, 4-A, and 4-B of the @Highland Subdivision. Sections 69 and 70, T8S, R1E, GLD, EBRP, LA (Council District 12 - Racca)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with the surrounding uses and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

24. **CONSENT FOR DEFERRAL PUD-1-03 Towne Centre at Cedar Lodge (Creekstone), Concept Plan, Revision 4**

Revise permissible uses to include multi-family residential on property located on the south side of Jefferson Highway, north of Corporate Boulevard, on Tracts TC-1, TC-3-A-1, TC-3-A-2, TC-3-A-3, TC-3-J, TC-3-K, TC-3-L-1 of the Cedar Lodge Plantation Property. Section 91, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

Deferred to July 19 by Councilmember Adams

[Application](#) [Staff Report](#) [Plans](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

25. **CONSENT FOR APPROVAL PUD-6-13 The Lakes at Harveston, Phase 2, Final Development Plan**

Proposed low density single family residential development on property located on the south side of Bluebonnet Boulevard, east of Nicholson Drive, on Tract C-1-B of the Burtville Plantation Property. Sections 47 and 52, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)

PLANNING STAFF FINDINGS: Staff certifies the proposed request is consistent with the approved Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements, if the alternative street cross section is approved by the Director of the Department of Transportation and Drainage

[Application](#) [Staff Report](#) [Plans](#)

26. **PUD-17-06 Great Hearts School (North Portion), The Preserve at Harveston, Final Development Plan**

Proposed educational institution on property located on the south side of Bluebonnet Boulevard, east of Nicholson Drive, on a portion of Tract A of the Burtville Plantation Property. Section 52, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the approved Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

27. **PUD-1-20 Great Hearts School (South Portion), Harveston District, Final Development Plan**
 Proposed educational institution on property located on the south side of Bluebonnet Boulevard, east of Nicholson Drive, on a portion of Tract Y-1 of the Longwood Plantation and Burtville Plantation Properties. Section 44, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the approved Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#) [Plans](#)
28. **CONSENT FOR DEFERRAL PUD-1-21 Eliza Gardens, Final Development Plan**
 Proposed low density single family residential development on property located on the south side of Burbank Drive, east of Sehdeva Memorial Drive, on Tract A-3-3-B of the Chatsworth Plantation Property. Section 77, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)
PLANNING STAFF FINDINGS: Staff certifies the proposed request is consistent with the approved Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Deferred to July 19 by Councilmember Gaudet
[Application](#) [Staff Report](#) [Plans](#)
29. **CS-3-21 West Paul Tract**
 Proposed flag lot subdivision on property located south of Flonacher Road and east of McKee Lane, on Lot L of the West Paul Tract. (Council District 1 - Noel)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#)
30. **CONSENT FOR APPROVAL CS-4-21 Foster Place**
 Proposed flag lot subdivision on property located north of Hooper Road, at the end of Highland Gardens Road, on the remainder of Tract 5 of the Foster Place Subdivision (Council District 2 - Banks)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#)
31. **CONSENT FOR APPROVAL S-6-21 Cypress at Ardendale Subdivision**
 Proposed major subdivision with public streets on property located west of North Ardenwood Drive, south of Greenwell Springs Road, on Tract X-1-A-1 of the Ardendale Subdivision and a portion of Tract X-2-A of the former C.C. Bird Property. (Council District 6 - Dunn Jr.)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration
Related to SP-8-21
[Application](#) [Staff Report](#) [Plans](#)
32. **SP-8-21 Cypress at Ardendale**
 Proposed multi-family residential development with over 100 units on property located west of North Ardenwood Drive, south of Greenwell Springs Road, on Tract X-1-A-1 of the Ardendale Subdivision. (Council District 6 - Dunn Jr.)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration
Related to S-6-21
[Application](#) [Staff Report](#) [Plans](#)

33. **INITIATION OF TEXT AMENDMENT** To revise language to refer to setbacks for front-loaded garages or carports for single family development

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN